Rabb Inwood Hills AMENDED PLAT OF BLOCK 13 Volume 4 Page 73 б 8 1841°45'E 61.19'] LOTS 2 AND 3 BLOCK 18 41°48'26"E 5i.02" LA CASA DRIVE RABB INWOOD HILLS (50' R.O.W.) (541'45'E | 122.35') 541'45'54'E | 121.83' RAE BEARING BASIS from prior survey AVENUE Legend SCALE: 1" . 50' 10.EIE Stron Rod Found
Fro Kiron Pipe Found
Fro Kiron Pipe Found
Kiron Rod Set with plastic cap
imprinted with "Hoti Carson, inc."
ETE = Electric and Telecommunications Easement BLOCK 18 grephic scale 150 50 38. **58** 5 LOT 3A 8,312 Square Feet (Record Bearing and Distance) LOT SUMMARY LOT 2A 7,216 Square Feet Total Number of Lois = 2 Lot 2A = 7,215 Square Feet Lot 3A = 8,312 Square Feet Total Area = 15,527 Square Feet = 0.356 Acre n concrete 57.85 Lot 2A Residential Use Lot 3A Residential Use N46"12"39"W 62.00° (N46°09'W 62') Lot 1 Elm Forest Volume S7 Page 175A THE STATE OF TEXAS THE COUNTY OF TRAVES KNOW ALL BY THESE PRESENTS That I, Mary Keating Bruton, owner of all of Lot 2, Block 18, Rabb Inwood Hills, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4 Page 73 of the Plat Records of Travis County, Texas, as conveyed to me by Special Warranty Deed recorded in Document No. 2011095646 of the Official Public Records of Travis County, Texas, APPROVED, ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development Review Department, City of Austin, this the____day of __ _ ,A.D., 20__ That we, Chester E. Beaver and Shella Filomena, owners of all of Lot 3, Block 18, Rabb Inwood Hills, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4
Page 73 of the Plat Records of Travis County, Texas, as conveyed to us by General Warranty Deed
recorded in Document No. 2005 Greg Guernsey, Director Planning and Development Review Department do hereby amend said lots, comprising a total of 15,527 square fact or 0.356 acre of land, for the sole purpose of relocating tot lines, pursuant to Chapter 212,016 of the Texas Local Government Code, and in accordance with the attached map or plat, to be known as JURISDICTION: This Subdivision is located within the Full Purpose Jurisdiction of the City of Austin, AMENDED PLAT OF _ , A.D., 20 this the____day of_ LOTS 2 AND 3 BLOCK 18 RABB INWOOD HILLS NOTES subject to any easements and/or restrictions heretofore ganted, and do hereby dedicate to the "Rabb Inwood Hills" a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4 Page 73 of the Travis County Plat Records Public use of the streets and easements shown hereon shall apply to this amended plat. WITNESS MY HAND this the _____day of ______, A.D. 20 _____. 2) Watershed Status: This subdivision is located within the Barton Creek Watershed which is classified as an Urban Watershed. Mary Keating Bruton 2201 La Casa Drive Austin, Texas 78704 3) This project is not located over the Edwards Aquiter Recharge Zone. THE STATE OF TEXAS THE COUNTY OF TRAVIS THE STATE OF TEXAS THE COUNTY OF TRAVIS I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat compiles with Title 30 of the Austin City Code, and is true and correct and was prepared from an actual survey of the properly made by NOTARY PUBLIC . me or under my supervision on the ground Printed Name Commission Expires HAH HOLT CARSON 1-13-2012 5 fee Holt Carson WITNESS DUR HANDS this the ____ day of _ __, A.D. 20 __ Registered Professional Land Surveyor No. 5166
HOLT CARSON, Incorporated 1904 Fortview Road Aus (512)-442-0990 Sheita Filomena Chester E. Beaver 2205 La Casa Drive Austin, Texas 78704 2205 La Casa Drive Austin, Texas 78704 FLOODPLAIN NOTE: No portion of subdivision lies within a special flood hazard area according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48453C 0585 H, dated September 26, 2008. THE STATE OF TEXAS THE COUNTY OF TRAVIS I, the undersigned authority, on this the ______ day of_____, A.D.,
20 ____ did personally appear Chester E. Beaver and Shella Filamena, known to me to be
the persons whose names are subscribed to the foregoing instrument of writing, and they acknowledged
before me that they executed the same for the purposes and considerations therein expressed. 4/H 1-13-2012 As checked by: Holt Carson Registered Professional Land Surveyor No. 5166 NOTARY PUBLIC Printed Name Commission Expires _ SUBJECT TRACT THE STATE OF TEXAS THE COUNTY OF TRAVIS I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certity that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the ___day of _____, 20__, A.D., at ___ o'clock___M. and duly recorded on the __day of ___20 __, A.D., at __o'clock __M. in the Official Public Records of said County and State in Document No.____ <00p S. LAMAR C15-2012-0025 VICINITY MAP WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID Not to Scale ³₆₀ 81,70. COUNTY this the_ _ day of_ 2201 La casa DANA DEBEAUVOIR COUNTY CLERK TRAVIS COUNTY, TEXAS -MANCHACA ROAD

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PAGE 1 of 1

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Deputy

Rabb Inwood Hills AMENDED PLAT OF BLOCK 13 Volume 4 Page 73 ď 7 LOTS 2 AND 3 BLOCK 18 CASA DRIVE RABB INWOOD HILLS (50' R.O.W.) (541'45'E 122.35') \$41'45'64'E 121.83' (\$46*09'E) (86') (546-03-) (86') (62') \$46'|9'14"E \$46''9'14"E 18 00' 61,98' (\$4)*45'E 98'J BEARING BASIS \$41°45'54"E 98.00 AVENUE 4 18.00 36.02' 08.00 DELL – Legend · SCALE: 1 . 50 BLOCK 18 graphic scale PARAMOUNT 50 100 150 88.6 83.0 LOT 3A 8,312 Square Feet (Record Bearing and Distance) 151.59 LOT SUMMARY LOT 2A 7,215 Square Feet Total Number of Lots = 2 Lot 2A = 7,215 Square Feet Lot 3A = 8,312 Square Feet 7.5' P.U.E. Total Area = 15,527 Square Feet = 0.356 Acre Lot 2A Residential Use Lot 3A Residential Use N46*(2'39"W (N46°09'W 62') Lot 1 Blm Porest Volume 87 Page 175A THE STATE OF TEXAS THE COUNTY OF TRAVIS KNOW ALL BY THESE PRESENTS That I, Mary Keating Bruton, owner of all of Lot 2, Block 18, Rabb inwood Hills, a subdivision Travis County, Texas, according to the map or plat thereof recorded in Volums 4 Page 73 of the Plat Records of Travis County, Texas, as conveyed to me by Special Warranty Deed recorded in Document No. 2011095646 of the Official Public Records of Travis County, Texas, APPROVED, ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development Review Department, City of Austin, this the day of .A.D., 20_ That we, Chester E. Begyer and Shelia Filomena, owners of all of Lot 3, Block 18, Rabb inwood Hills, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4 Page 73 of the Plat Records of Travis County, Texas, as conveyed to us by General Warranty Deed Greg Guernsey, Director recorded to Document No. 2005168948 of the Official Public Records of Travis County, Texas, Planning and Development Review Department do hereby amend said lots, comprising a total of 16,527 square feet or 0.358 acre of land, for the sole purpose of relocating lot lines, pursuant to Chapter 212.016 of the Texas Local Government Code, and in accordance with the attached map or plat, to be known as IURISDICTION. This Subdivision is located within the Full Purpose Jurisdiction of the City of Austin, AMENDED PLAT OF ___day of ______, A.D., 20_ LOTS 2 AND 3 BLOCK 18 RABB INWOOD HILLS NOTES subject to any easements and/or restrictions heretofore gented, and do hereby dedicate to the Public use of the streets and easements shown hereon. "Rabb inwood Hills" a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4 Page 73 of the Travis County Plat Records apply to this amended plat. WITNESS MY HAND this the _____day of _____ 2) Watershed Status: This subdivision is located within the Barton Creek Watershed which is classified as an Urban Watershed. Mary Keating Bruton 2201 La Casa Drive Austin, Texas 78704 3) This project is not located over the Edwards Aguifer Recharge Zone THE STATE OF TEXAS THE COUNTY OF TRAVIS THE STATE OF TEXAS THE COUNTY OF TRAVIS 1, Holf Carson, am authorized under the laws of the State of Texas to practice the I, Holt Carson, am authorized under the laws of the state of lexas to practice profession of surveying and hereby certify that this plat comples with Title 30 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground. NOTARY PUBLIC Printed Name Commission Expires ____ HOLT CALSON 1-13-2012 5168 Holt Carson WITNESS OUR HANDS this the ____ day of _____, A.D. 20 _ Registered Professional Land Surveyor No. 5166 HOLT CARSON, incorporated 1904 Fortylew, Road Austin, Texas 78704 (512)-442-0990 Chester E. Beaver 2205 La Casa Drive Austin, Texas 78704 Sheila Filomena 2205 La Casa Drive Austin, Texas 78704 FLOODPLAIN NOTE: No portion of subdivision lies within a special flood hazard area according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48453C 0585 H, dated September 26, 2008. THE STATE OF TEXAS THE COUNTY OF TRAVIS i, the undersigned authority, on this the _____ day of____, A.D., 20___, did personally appear Chester E. Beaver and Shella Filamena, known to me to be the persons whose names are subscribed to the foregoing instrument of writing, and they acknowledged before me that they executed the same for the purposes and considerations therein expressed. 1-13-2012 As checked by: Holt Carson Registered Professional Land Surveyor No. 5166 NOTARY PUBLIC _ Printed Name ... Commission Expires SUBJECT TRACT THE STATE OF TEXAS THE COUNTY OF TRAVIS STREET I. Dana DeBeauvoir, Clerk of Trayls County, Texas, do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office _____, A.D., at______o'clock_____M. and duly recorded _______, A.D., at ____o'ctock____,M. In the Official ___ day of____

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Public Records of said County and State in Document No._

DANA DEBEAUVOIR COUNTY CLERK TRAVIS COUNTY, TEXAS

COUNTY this the_____ day of_

Deputy

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID

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VICINITY MAP Not to Scale

MANCHACA ROAD